

# THE PRINTSHOP

3 Whitefriars Street, Coventry CV1 2DS

## To Let



2,040 sq ft available  
(May Consider Splitting)

## Retail, Restaurant or Workspace Unit Available

Suitable for a range of uses (subject to planning) in strong university location

**AVISON  
YOUNG**

# The Printshop Whitefriars Street, Coventry CV1 2DS

## LOCATION

Coventry is the 11th largest city in the UK with a population in excess of 350,000 and catchment population within a 20-minute drive time of 1.15 million. The city also boasts being the City of Culture 2021 and has in excess of 50,000 students attending the renowned Coventry and Warwick Universities. The city is located 19 miles southeast of Birmingham, 24 miles southwest of Leicester and 11 miles north of Warwick.

The Printshop is situated to the east of the city centre close to the city's ring road and a short walk (c.300m) away from the primary retail pitch in Coventry. It boasts a prominent frontage onto Whitefriars Street, allowing for an abundance of natural light. The surrounding occupiers include Coventry University, Tesco, Wetherspoons, Subway and an eclectic range of independent F&B operators.

## DESCRIPTION

The unit benefits from an expansive frontage onto Whitefriars Street, providing accommodation at ground floor level.

FLOOR	SQ M	SQ FT
Ground	189.56	2,040

Consideration may be given to subdivision into two units comprising 1,094 sqft and 946 sqft respectively, subject to demand.

## QUOTING RENT

**£29,950 pax**

## LEASE TERMS

New Lease available on terms to be agreed.

## PLANNING

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## BUSINESS RATES

We understand the property is assessed as follows:-

<b>Rateable Value 24/25:</b>	£26,500
<b>UBR 24/25:</b>	£0.499p
<b>Rates Payable</b>	£13,224

Interested parties should carry out their own investigations.

## EPC

An Energy Performance Asset Rating for this property has been commissioned. A certificate can be made available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

## KEY HIGHLIGHTS



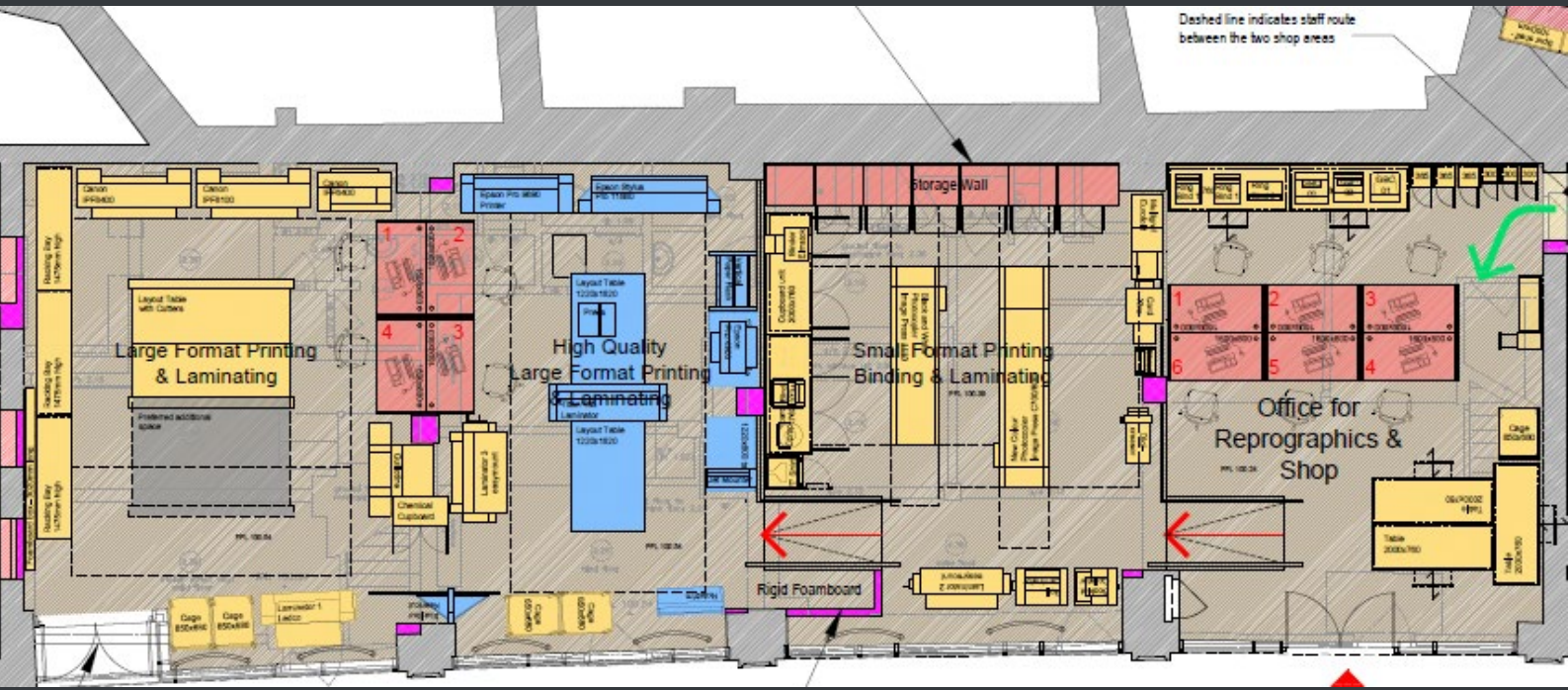
**In excess of 50,000  
Students**



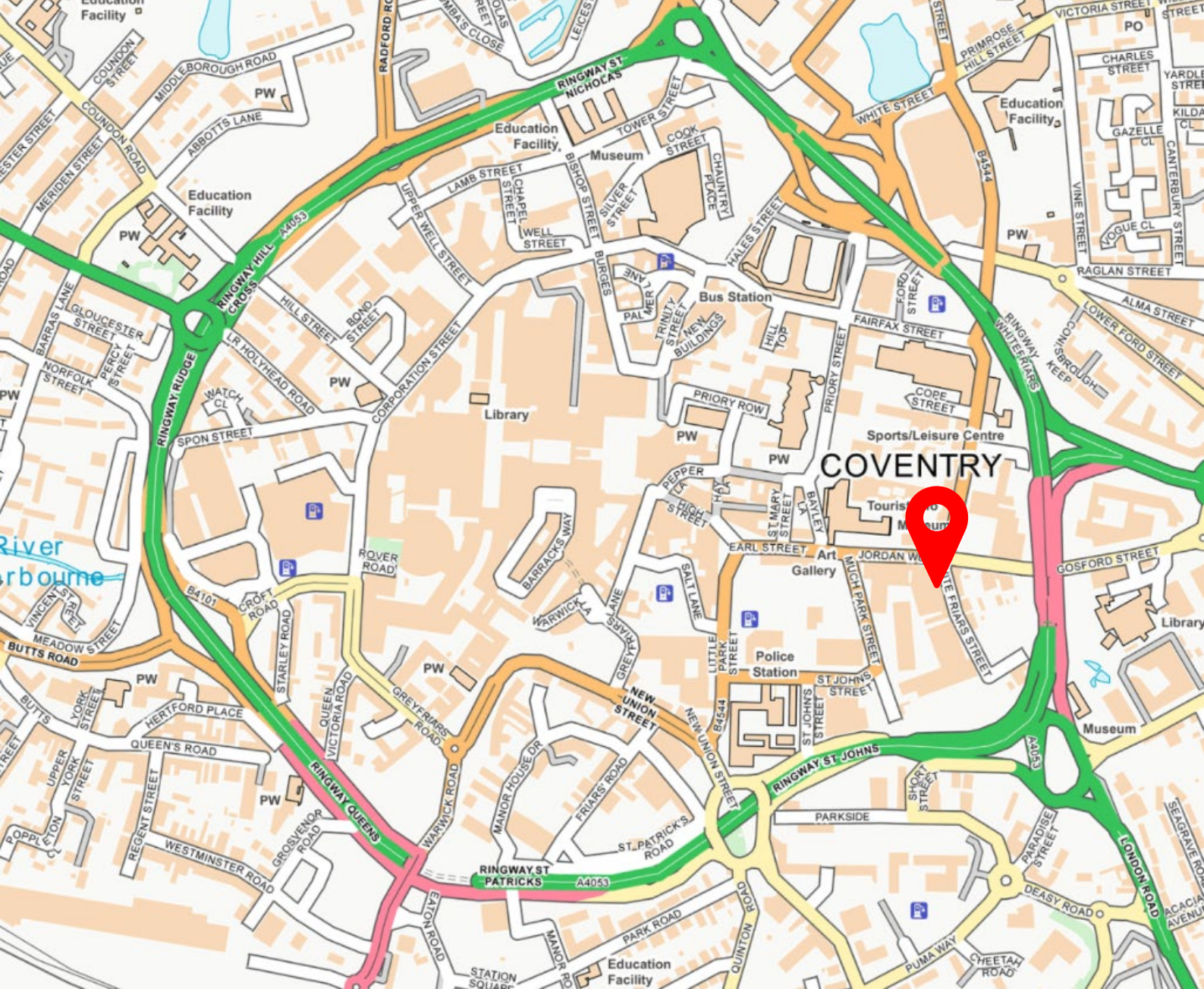
**Great proximity to  
University Hub**



**Suitable for a  
range of uses**



Plans are for indicative purposes only



## Get More Information

**Sam Bellamy**

+44 (0)7827 079762

[sam.bellamy@avisonyoung.com](mailto:sam.bellamy@avisonyoung.com)

**Richard Jones**

+44 (0)7717 720808

[richard.jones@avisonyoung.com](mailto:richard.jones@avisonyoung.com)

[avisonyoungretail.co.uk](http://avisonyoungretail.co.uk)

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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